B&436

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian, Atty.
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10843 PG 150

WARRANTY DEED

Name and Address of New Owner: **James K. Guess** 350 Strasser Drive Nashville, Tn 37211
Send Tax Bills To: **New Owner**
Street Address of Subject Property: **Map/Parcel No.** Unimproved **32-2.07**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES MICHAEL HARTMAN, SR., AND WIFE, LISA LYNNE HARTMAN,** hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **JAMES K. GUESS AND WIFE, LUCYNTHIA D. GUESS "GRANTEES"** their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF:

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

2. 1998 Taxes, a lien, but not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, hiers and assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 13 day of March, 1998.

James Michael Hartman Sr.
James Michael Hartman, Sr.

Lisa Lynne Hartman
Lisa Lynne Hartman

98 MAR 18 PM 12:16
WILLIAMSON COUNTY, TN.

041363 8
IDENTIF. ← REFERENCE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Michael Hartman, Sr., and wife, Lisa Lynne Hartman, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this the 13th day of March, 1998.

NOTARY PUBLIC
My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater for this transfer is $63,900.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 1998.

NOTARY PUBLIC
My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

#14992

BOOK 10843 PG 152

EXHIBIT "A"

Land being partially within the 17th Civil District of Williamson County, Tennessee, and partially within Davidson County, Tennessee, and bound in general by unknown on the north, McCanless on the east and west, and Kidd Road on the south, as follows:

Commencing at a point in the center of Kidd Road opposite an iron post, the southeast corner of Wheeler as described in Book 406, page 416, Register's Office, Williamson County; thence with said center line, South 89 degrees 23 minutes East 184.1 feet and South 82 degrees 25 minutes East 287.8 feet to the point of beginning; thence a new line, North 3 degrees 52 minutes East 1503.2 feet to an iron pin in a fence line; thence with said fence line, South 81 degrees 55 minutes East 150 feet to an iron pin; thence a new line, South 4 degrees 06 minutes West 1501.5 feet to the center of Kidd Road; thence with said center line, North 82 degrees 25 minutes West 143.9 feet to the point of beginning, containing 5.05 acres, more or less, according to a survey made by C. K. McLemore, dated December 28, 1987.

Being the same property conveyed to James Michael Hartman, Sr., and wife, Lisa Lynne Hartman, by Deed from James C. McCanless and wife, Barbara Jean McCanless, of record in Book 764, page 131, Register's Office for Williamson County, Tennessee, and in Book 7720, page 249, Register's Office for Davidson County, Tennessee.

7377 03/18 0101 03CHECK 249.43

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10843 PG 153

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63900.00
CON TX 236.43
PRFEE 1.00
WDEED 12.00
TOTAL 249.43
CHECK 249.43

03/18/98 01 12:15 0001 7377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 13638
IDENTIF. # REFERENCE

98 MAR 18 PM 12:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267731